
COMMISSION DISTRICT: 1

FILE NO.: PDD22-7422

DATE: 1/6/2022

SUBJECT: Zoning Amendment (Regular) – North Pasco RV Resort MPUD Master Planned Unit Development – VCare Consultants, LLC – A Rezoning Request from an A-C Agricultural Zoning District and an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a 550-Space RV Resort and Associated Infrastructure and Amenities on Approximately 131.68 Acres

REFERENCES: All Planning Commission (PC) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at DC 12/9/21, Continued – PD at DC 1/6/22 - Land Development Code (LDC) Section 402.2, Zoning Amendment – MPUD; Section 522 – MPUD Zoning District

THRU: Sally Sherman, Assistant County Administrator

FROM: Nectarios Pittos, Planning and Development Director

RECOMMENDED COMMITTEE ACTION:

Recommend approval with conditions to the BCC.

BACKGROUND:

Proposed is a rezoning request from an A-C Agricultural Zoning District and an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development District to allow the development of a 550-space RV resort and associated infrastructure and amenities on approximately 131.68 acres.

The applicant is also requesting a variation from the LDC, Section 805.6 Restrictions on Postdevelopment Wetlands and Upland Buffers Within Residential Lots and Nonresidential Parcels, to allow a recorded Covenant over the entirety of the MPUD rather than an HOA, CDD, Merchant's, or Property Owner's Association. The Covenant shall impose upon the developer a perpetual obligation to operate, maintain, repair, replace, insure and pay taxes with respect to all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, recreation areas and park areas and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity.

STAFF ANALYSIS:

As the intent of the Covenant meets the intent of the LDC Section in question, staff is amenable to allow a recorded Covenant in lieu of creating an Association.

The project is located between and abutting Lake Lola Road and I-75 and is in the North market area. (PIDs: 09-24-20-0000-01000-0000; 10-24-20-0000-00800-0000; 16-24-20-0000-00500-0000; 00100-0000)

Commission District:

The Honorable Ron Oakley

Project Name:

North Pasco RV Resort MPUD

Applicants' Name(s):

VCare Consultants, LLC

Current Zoning District:

A-C Agricultural and A-R Agricultural-Residential

Proposed Zoning District: MPUD
Current Future Land Use (FLU) Classification: A-R (Agricultural-Rural)
Flood Zone(s): A and X
Requested Entitlements: 550 RV Lots and Associated Amenities
Roads/Access: Lake Iola Road (Public)

All parcels currently reflect their original zoning districts.

FINDINGS OF FACT:

1. On September 10, 2019, the applicant held a neighborhood meeting.
2. On May 29, 2020, the applicant received approval for an alternative standard request to reduce the right-of-way dedication on Lake Iola Road from 67.5 to 57 per Resolution 19-136.
3. The LDC specifies that variations from this Code may be reviewed and approved by the PC and BCC during the public hearing held on any application for an MPUD zoning amendment. Variations shall be allowed where the BCC specifically finds, in the particular case, that the proposed variations meet or exceed the intent of this Code. The Planning and Development Department (PDD) has reviewed the requested variation noted above and found that it meets the intent of the LDC.
4. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

REQUEST:

Funding is not required for this action.

ATTACHMENT(S):

1. PDD22-7422 Location Map
2. PDD22-7422 North Pasco RV Resort COA
3. PDD22-7422 Alternative Standard Request
4. PDD22-7422 Zoning Analysis
5. PDD22-7422 Consistency Analysis
6. PDD22-7422 Master Plan
7. PDD22-7422 Ex Partes
8. PDD22-7422 Public Notice